

TDC Blue Ribbon Committee
February 28, 2007 Meeting Minutes Final

Members Present: ECOSLO- Maria Lorca; Sierra Club – Sue Luft for Susan Harvey; Development Firm – Dennis Sullivan; Land Conservancy – “BK” Bruce Richard; General Public – Mellissa Boggs; General Public - Christine Volbrecht; South County Advisory Council - Jesse Hill; Templeton Area Advisory Group - Nicholas Marquart ; City of Paso Robles- Ron Whisenand ; Ag Liaison – Mark Pearce; City of San Luis Obispo – Kim Murry; Active Agriculturalist – Charles Whitney; Subdivision Review Board, Public Works – Richard Marshall

Members Absent: Farm Bureau – Joy Fitzhugh; Existing TDC receiver site – Chad Whittstrom; Subdivision Review Board, Air Pollution Control Board – Aeron Arlin Genet

Committee Staff Present: Karen Nall, Planning and Building, Kami Griffin, Planning and Building
Others Present: Dorothy Jennings, Lynda Auchinachie Co Ag Department, Sheila Lyons and Eric Greening.

Public Comment: Richard Marshall requests any Public Comment for items not on the agenda. Maria Lorca requests to correct the minutes of Jan 24th to correct the total number of Bohnheim Credits and South County Credit. She further requests that the old minutes be corrected for any lists that the group created that it is noted that the list were made up of individuals opinions not a group consensus. Maria Lorca requests a map of the antiquated subdivisions as references by the TDC ordinance. She further requests that county counsel provide a letter regarding the liability of the county to provide a market for unsold credits. Eric Greening, representing the water resources board as the committee to look a RMS and that no receiver sites are located in level of severity II or III. Dorothy has questions from the last meeting and asked if the county has liability for unsold credits. Dorothy also recommends evaluating tax incentives to be part of the TDC program. She refers to the November 22, 2005 BOS staff report. She questions whether the DOC (Department of Conservation) reviewed the TDC Program and notes she would like to look at the tax consequences as follow up from last meeting. BK agrees that the list were complied opinions. Jesse Hill notes that his experience with CEQA litigation, RMS (Resource Management Systems) was not taken into consideration. His recollection was that the program was not referred to the DOC. Maria Lorca makes a motion to request a letter from County Counsel regarding liability of unsold credits. Chris Volbrecht notes that this is premature. Ron Whisenand asks staff opinion. Kami Griffin responds that she believes County Counsel will not provide a letter at this time. Group discusses. Maria Lorca withdraws her motion. Richard Marshall agrees that the group should look at RMS.

Discussion:

Is the Program going to continue? Chris Volbrecht passes out a discussion paper that asks the bigger question of whether the sending sites are important enough to preserve that we are willing to impact the receiving sites in order to preserve them. . Also asked if the Program is solving the antiquated subdivision problem? Chris feels that incentives are needed or no one will participate and the program will not be of value. BK asked where is the County wants to see development. Kami Griffin notes that the General Plan allows a lot of rural development but also encourages smart growth. Group discusses antiquated subdivisions and the importance of sending sites. Shelia Lyons suggests that both sides are looked at including receiving sites. Eric Greening suggests that the committee look outside the box and suggests incentives for increased development for TDC's be used such as to expediting permitting processes for subdivisions or allowing public access on sender sites.. Dorothy Jennings notes that this is an education process and suggests that the committee stay the course. Maria Lorca questions what other than parcels could TDC's be used for. Charlie Whitney notes that Dove Creek would have been the perfect receiving site. Chris Volbrecht explains the history of zoning and planning area standards for South Atascadero and discusses Eagle Ranch. Richard Marshall notes that there needs to be a connection

between the sending sites and the receiving sites. Eric Greening notes that there are 400 lots in Eagle Ranch and that there is already a problem with the Santa Barbara interchange. Jesse Hill notes that the county needs community-based programs rather than a single county program: need flexibility. Maria Lorca notes that the grand jury reports concurred. Mark Pierce would like to see the program continue. Richard Marshall comments that no one has said to eliminate the program but most agree there are problems that need fixing. BK moves to continue with the work program. Group consensus is to continue with the work program. Group moves the meeting to start at 3:00.

Meeting adjourned. Next Meeting March 14, 2007 at 3:00 in the New Government Center Room 161.